

April 30, 2021

Rockland Zoning Board of Appeals  
Town of Rockland  
Town Hall  
242 Union Street  
Rockland, MA 02370

Attn: \_\_\_\_\_, Chairperson of Rockland Zoning Board of Appeals

**RE: Opposition to Application for Dimensional Variance for 0 Manzella Court, Rockland  
Massachusetts**

Members of the Zoning Board of Appeals:

I am writing this letter to express my opposition in granting a dimensional variance for the construction of a duplex residence located at 0 Manzella Court. As a direct abutter at 813 Market Street the formulation of a duplex in a Residential 2 zone with a lot square footage of only 47186 places the potential for a foreseeable residential burden on a lot deemed inadequate in size to accommodate a multi family residence.

Secondarily the applicant's application in Section 1 A states that the sole reason for a hearing is to seek a dimensional variance. However, in Section 2 B item #12 of the Zoning Board Application clearly states the following:

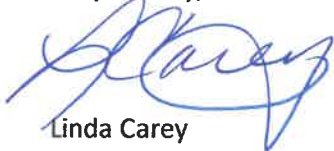
"If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography or structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance."

The above question was left completely blank by the applicant.

As the only reason listed by the applicant on the application for a public hearing is that the proposed use of a duplex in a R2 zone is not allowed with a lot size under 65,340 square feet (ZBA Application Section 2 B #11) has the applicant seeking a dimensional variance shown that there is no other reasonable alternative to enjoy a legally permitted beneficial use of the property?

I urge the members of the Zoning Board to decline the application of a dimensional variance as there are no unique circumstances of the property that result in a practical difficulty or undue hardship and the request for a dimensional variance is more of a disagreement with the current zoning ordinance.

Respectfully,



Linda Carey  
Trustee  
813 Market Street Realty Trust